

Notice of Complete Application And Optional SEPA Notice

The responsible official has a reasonable basis for expecting to issue a SEPA Determination of Non-Significance (DNS) or Mitigated Determination of Non-Significance (MDNS) on this project. As such, the optional DNS/MDNS notice process is being used pursuant to 14.02.135 BMC. This may be the only opportunity to comment on the environmental impacts of the proposal.

Issue date: *May 8, 2017*

End of comment period: *May 29, 2017*

Applicant: *Russ Roe, RR Enterprises Inc
19101 62nd Ave NE
Kenmore WA 98028*

Agent: *Eric Clarke, REO Consultants
10635 NE 170th St
Bothell WA 98011*

Hearing information, if applicable: *While required, no hearing date has been established at this time. A notice for the hearing will be published.*

Project case number: *SUB2017-10140 and SEP2017-10141*

Project name: *Roe Preliminary Plat*

Project description: *The applicant proposes to subdivide a 1.03-acre site in the 5,400d zone into 6 single family residential lots. Lots range in area from 5,507 to 8,574 square feet. A private internal street would provide connection to each lot and a connection to the public 232nd St SE at the north. The project side of 232nd will be improved with sidewalk and street tree planting area. The existing home and structures would be retained. There are no critical areas on the flat lot. Approximately 700 cubic yards of both fill and grading are proposed.*

Project location: *904 232nd St SE, Bothell WA 98021*

Other permit applications pending with this application:
None.

Other permits approved or required, but not included with this application:

Grading, Utility, Right-of-Way, and Building permits for individual homes.

Special studies requested of the applicant at this time (RCW 36.70B.070):

None.

Existing documents that evaluate the impacts of the proposed project:

Environmental checklist.

Application received:

April 27, 2017

Date of notice of complete application:

May 1, 2017

The proposal includes the following mitigation measures under applicable codes, if an MDNS is expected:

- An MDNS is not expected. The Responsible Official anticipates issuing a DNS on this project.

The project review process will incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for the specific proposal stating the time period for filing an appeal may be obtained upon request.

A copy of the subsequent threshold determination for the specific proposal stating the time period for filing an appeal **may be obtained upon request** (in addition, the city may maintain a general mailing list for threshold determination distribution)

A preliminary determination of overall project consistency has not been made at the time of this notice. The following applicable development regulations will be used for project mitigation and consistency: Bothell Municipal Code Titles: 11-Administration, 12-Zoning, 14-Environment, City of Bothell Design and Construction Standards and Specifications, Imagine Bothell...Comprehensive Plan.

Every person has the right to comment on this project by submitting those comments in writing to **Kris Sorensen, Planner**, email: kris.sorensen@bothellwa.gov at the Department of Community Development within the comment period identified above. Those who may wish to receive notice of and participate in any hearings, and/or request a copy of the decision once made and any appeal rights may also submit such requests to the Department of Public Improvements.

Project files, plans and documents are available for viewing and/or copying (at the requestor's cost) and are located at the Department of Community Development, Bothell City Hall, 18415 101st Ave NE, Bothell, WA 98011. Please phone (425) 806-6400 and arrange a time to view these documents prior to your visitation to the Department.



Roe Preliminary Plat



1: 1,466



The City of Bothell delivers this data (map) in an AS-IS condition. GIS data (maps) are produced by the City of Bothell for internal purposes. No representation or guarantee is made concerning the accuracy, currency, or completeness of the information provided.

Legend

Right Of Way

- Roadway
- Non-Roadway

Buildings

Other Jurisdictions

- Other
- Brier; Lynnwood; Shoreline; Woodir
- Edmonds; Kirkland; Lake Forest Pa
- Kenmore; Mill Creek; Mountlake Te
- Woodway
- Unincorporated King and Snohomis

2015-Mar Ortho (Bothell)

Notes

SUB2017-10140
SEP2017-10140

SEPA

Roe Prelim Plat
Bothell
SUB2017-10140, SEP2017-10141

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This intake checklist identifies minimum application elements necessary for Community Development and Public Works to accept the application for further processing. Should any of the following minimum items not be provided, the application will not be accepted at the counter. Acceptance of an application DOES NOT guarantee completeness. The City will take up to 28 days to make a completeness determination.

Applicant: Check off each box under the Applicant heading to confirm the item is included in your submittal. The Permit Technician will check off each box under Staff when the item is confirmed to be included in the submittal package. *If you think an item is not applicable to your project, you must contact the appropriate department prior to your intake appointment to have the items initialed as not required.*

Submit seven (7) copies of the SEPA checklist, seven (7) copies of the Pre-application Conference Notes and five (5) copies of any special studies or reports required for SEPA review. To determine the total number of copies required for multiple permit/review process submittals, submit the highest number of sets requested on the checklist(s) that are applicable to your submittal.

You will need an appointment for your submittal. This appointment may be scheduled by contacting Permit Services at (425) 806-6400.

All items noted with an "L" next to the Applicant box must be labeled by the applicant, for file identification.

Applicant

RECEIVED

Staff

- ☒ Notes and determinations from the pre-application conference 10/27/17
- L ☒ Completed SEPA checklist (one signed original + six additional copies) City of Bothell
- ☒ Development Review Billing Form D

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Special Studies and reports (if applicable or as determined at the pre-application conference):

Special studies delineating the critical area(s) boundary and describing the critical area(s) characteristics, at a minimum. Type of special study submitted will depend upon the type of critical area on the site and whether or not such special studies have already been submitted as part of an associated land use permit application. Such special studies may include, but are not limited to, the following: (See BMC 14.04.060)

- L ☐ Wetlands delineation and functional analysis report (if wetlands present on or adjacent to the subject property) BMC 14.04.200 Not required per 3/24/17 Email from Kris Sorenson ☐
- L ☐ Stream Delineation and Assessment Study (if streams on or adjacent to subject property) BMC 14.04.260 Not required per 3/24/17 Email from Kris Sorenson ☐
- L ☐ Geological Hazards Report-Soils Report (if steep slopes are present on subject property) BMC 14.04.210 Not required per 3/24/17 Email from Kris Sorenson ☐
- L ☐ Aquifer recharge special report prepared by a Geologist (if aquifer recharge occurs on or adjacent to the subject property) BMC 14.04.250 Not required per 3/24/17 Email from Kris Sorenson ☐
- L ☐ Special flood report (if site is within a frequently flooded area) prepared by a licensed engineer BMC 14.04.240 Not required per 3/24/17 Email from Kris Sorenson ☐
- L ☐ Frequently flooded areas study BMC 14.04.240 Not required per 3/24/17 Email from Kris Sorenson ☐
- L ☐ Wildlife Inventory/Study (if site contains endangered, threatened, or sensitive species) BMC 14.04.260 Not required per 3/24/17 Email from Kris Sorenson ☐



City of Bothell

Permit Services, 18415 101st Ave NE, Phone (425) 806-6400, FAX (425) 806-6130. For more information, please contact a Permit Technician. Permit intake and issuance hours are Monday through Friday, 9:00 am - 4:00 pm.

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Updated 10/15

CITY OF BOTHELL

SEPA Checklist

COB
staff

EVALUATION
for City use only

A. Background (to be completed by applicant)

1. Name of proposed project, if applicable:
Roe Subdivision
2. Name of applicant:
RR Enterprises, Inc., Attn: Russ Roe
3. Address and phone number of applicant and contact person:
19101 62nd Ave NE, Kenmore, WA 98028
4. Date checklist prepared:
April 10th, 2017
5. Agency requesting checklist:
City of Bothell
6. Proposed timing or schedule (including phasing, if applicable):
The applicant will begin construction upon receiving all necessary approvals and permits. Conceptual start date is fall 2017.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
No
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
Soils Report by Julian Lui, Technical Information Report by RAM Engineering, Traffic Memo by RAM Engineering.
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
No.
10. List any government approvals or permits that will be needed for your proposal, if known.
Preliminary and Final Subdivision Approval, SEPA Approval, Site Development Permit Approval, ROW Permit Approval, FPA by City of Bothell. General Stormwater Discharge Permit by DOE.
11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.
Subdivision of single 1.032 acre parcel into six single family residential lots. Remodel of one existing residence and construction of five new single family residences.
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.
904 232nd St SE, Bothell 98021, T27N R5E Section NW 1/4, 32. See preliminary plat map for legal description.

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EVALUATION
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B. Environmental elements

EARTH

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other
Flat with gentle slope to northeast.
- b. What is the steepest slope on the site (approximate percent slope)?
~2%
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, much)? If you know the classification of agricultural soils, specify them and note any prime farmland.
Roe Subdivision
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
No.
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.
Cut: ~700CY, Fill: ~700CY. Source is most likely to be onsite.
- f. Could erosion occur as a result of clearing, construction or use? If so, generally describe.
Yes, erosion typical with grading, utilities installation, and home construction. Due to lack of steep slopes, significant erosion is not anticipated.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt, concrete or buildings)?
~50%
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
Implementation of erosion control measures as outlined on preliminary TESC plan that is part of preliminary plat application.

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AIR

- a. What types of emissions to the air would result from the proposal (i.e., dust automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Construction equipment operation would generate exhaust emissions into the air. Construction activity on-site could also generate dust in the air. The completed project would result in a minor increase in the amount of exhaust related pollutants in the air from project related traffic.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Watering onsite as necessary during construction phase to control dust and other particulates. Standard emissions control devices on construction equipment and vehicles.

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WATER

- a. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No.

- b. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No.

- c. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None.

- d. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No.

- e. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

✓
A stormwater
facility for next
door subdiv. on
the property +
to be relocated

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SEPA Checklist

EVALUATION
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- f. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

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g. Groundwater

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

No.

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- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None.

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h. Water Runoff (including storm water)

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will the water flow? Will this water flow into other waters? If so, describe.

Stormwater runoff will be collected via a system of pipes and catchbasins and will be detained in a detention pipe. Water will be discharged to existing storm system. See TIR for additional information.

✓

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

Yes. Stormwater could enter ground or surface waters via overland flow or infiltration.

✓

i. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

In accordance with State and City code, TESC measures and BMPs will be implemented during construction to prevent waste materials from entering ground or surface water.

✓



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PLANTS

a. Check or circle types of vegetation found on the site:

deciduous trees: alder, maple, aspen, other

evergreen trees: fir, cedar, pine, other

shrubs

grass

pasture

crops or grain

wet soil plants: cattail, buttercup, bullrush,

skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Trees, shrubs, and other vegetation will be removed as part of the grading and earthwork activities on the site. City tree and vegetation retention requirements will be strictly adhered to.

c. List threatened or endangered species known to be on or near the site.

None Known.

d. Describe proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Tree and vegetation retention as required by City code. Landscaping of site including in landscape areas, around homes, etc.

ANIMALS

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

Misc Rodents

fish: bass, salmon, trout, herring, shellfish, other:

b. List any threatened or endangered species known to be on or near the site

None Known.

c. Is the site part of a migration route? If so, explain.

Not to Applicant's knowledge.

d. Proposed measures to preserve or enhance wildlife, if any:

Only those required by City code.



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ENERGY AND NATURAL RESOURCES

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electric power for lighting, etc. Natural gas for heating, etc.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Project will strictly adhere to local, national, and international building codes for energy conservation.

ENVIRONMENTAL HEALTH

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

Fuels associated with automobiles and construction machinery as well as typical household products (cleaners, adhesives, etc) may be present at the site. Natural gas may be utilized to fuel household appliances.

- 1) Describe special emergency services that might be required.

Emergency services typical of single family neighborhoods, including fire, ambulance, etc.

- 2) Proposed measures to reduce or control environmental health hazards, if any.

The project will strictly adhere to all City, State, and other measures to control environmental health hazards.

- b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

The dominant source of noise will be traffic along SR 527 and 232nd St SE.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Construction activities onsite would temporarily increase the peak onsite noise levels. All construction will follow City approved hours of operation. The completed project would result in a slight increase in ambient noise.

- 3) Proposed measures to reduce or control noise impacts, if any:

Construction activity will be limited to hours allowed by the City and State, which will mitigate the impact of potential construction noise.



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EVALUATION
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LAND AND SHORELINE USE

- a. What is the current use of the site and adjacent properties?
Single family residential on all sides.
- b. Has the site been used for agriculture? If so describe.
No.
- c. Describe any structures on the site.
Existing single family home, shop, and other miscellaneous outbuildings.
- d. Will any structures be demolished? If so, which ones?
No.
- e. What is the current zoning classification of the site?
R5400d
- f. What is the current comprehensive plan designation of the site?
R5400d
- g. If applicable, what is the current shoreline master program designation of the site?
Not Applicable.
- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.
No.
- i. Approximately how many people would reside or work in the completed project?
15-25 people would reside in the completed project.
- j. Approximately how many people would the completed project displace?
None
- k. Proposed measures to avoid or reduce displacement impacts, if any:
No proposed measures as no displacement is anticipated.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
Project is subject to same zoning requirements as adjacent properties.

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HOUSING

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
Five new middle income single family residences.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle or low-income housing.
None.
- c. Proposed measures to reduce or control housing impacts, if any:
Because housing is being added, no impacts are anticipated.

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AESTHETICS

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
35 feet or as City code allows. Exterior building materials will be wood, cementitious siding, brick, cultured stone, etc, typical of single family housing.
- b. What views in the immediate vicinity would be altered or obstructed?
Existing view would be altered by the additional of additional single family residences.
- c. Proposed measures to reduce or control aesthetic impacts, if any:
New homes will be constructed to typical residential standards, and landscaping will be provided to control aesthetic impacts.

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LIGHT AND GLARE

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Light or glare typical of single family residences will be produced. This will occur mainly in the evening and early morning hours. Streetlights may be in use during dark hours.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
No safety hazard or view interference is anticipated.
- c. What existing off-site sources of light or glare may affect your proposal?
None anticipated.
- d. Proposed measures to reduce or control light and glare impacts, if any:
Lighting, including streetlights will be shielded per industry standards to reduce/control light and glare impacts.

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EVALUATION
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RECREATION

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Local parks and other recreational facilities are located throughout the area.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Park impact fees will be paid as required by City code.

HISTORIC AND CULTURAL PRESERVATION

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

None known.

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None known.

- c. Proposed measures to reduce or control impacts, if any:

None required.

TRANSPORTATION

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on-site plans, if any.

The site will be accessed by I5, SR527, 2321st St SE, 8th Ave SE, and 232nd St SE. The project will access 232nd St SE via a private road. On-Site plans are included in the accompanying plat application.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Transit is located on SR527 within approximately 500 feet.

- c. How many parking spaces would the completed project have? How many would the project eliminate?

Project will add roughly 20 parking space, eliminate none.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets not including driveways? If so, generally describe (indicate whether public or private).

A new private road will be created on the site, and 232nd St SE (public street) will be improved per City requirements.



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- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

The project will use water, rail, and air transportation as typical for single family homes.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

~50 vehicular trips will be generated by the completed project. Peak volumes are expected to occur during the morning and evening rush hours.

- g. Proposed measures to reduce or control transportation impacts, if any:

Mitigation fees to City and County as required will help to reduce or control transportation impacts.

PUBLIC SERVICES

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, recreation facilities, other)? If so, generally describe.

The project will increase these needs due to added population caused by adding 5 single family residences.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

Payment of mitigation and impact fees as required by the jurisdiction.

UTILITIES

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Water and Sewer: Alderwood Water and Wastewater District; refuse removal: Recology; Power: Snohomish PUD; Natural Gas: PSE; Telephone: Frontier; Cable TV: Xfinity.

Signature

I understand that the city of Bothell is relying on them to make its decision.
I declare under penalty of the perjury laws that the information I have provided on this form is true, correct and complete.

Signed: _____

Date: 4/12/17

Reviewed by (signature): Kris Sorensen, Planner City of Bothell

Date: 5/4/17



City of Bothell